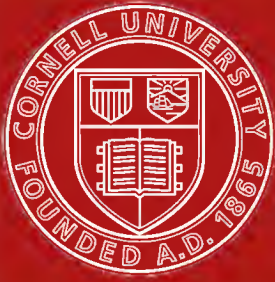


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.. What .. City Planning Commissions Can Do

EDITED BY

Charles Henry Cheney

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"The only way in which City Planning publicity will really secure the attention of the people is by concentration on specific subjects of immediate interest. The experience of many cities has shown that general and abstract propaganda of City Planning ideas does not move a community. Even after hammering away for years the community is still apathetic and indifferent. It is only when the big, pertinent problems with regard to which every one is familiar are attacked with practical and bold constructive suggestions for their improvement that the mass of the public really wakes up."—Report of the Jersey City, N. J., City Planning Commission.

June, 1915

*The California Conference on City Planning**Crocker Bldg., San Francisco*

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Foreword

With the hope that this bulletin may stimulate the residents of cities and towns with a desire to improve conditions due to lack of planning, the California Conference on City Planning presents its first publication. There can be no beneficial growth of communities except along well planned and well ordered lines. Waste and disorder only result from lack of plan in municipal administration. No public money should be spent on permanent work except after study and a complete survey of existing needs and anticipated future growth. Every improvement should be made as a unit of a well thought out plan and with regard to future needs. Sensible City Planning contemplates every phase of municipal activity and produces economy and efficiency, while bringing into harmony every department of city government.

The first practical step in every city is the creation of a permanent city planning commission by ordinance, as recommended by the State Legislature in the new law. As a great many such commissions will undoubtedly be created during the next few months, it seemed timely to point out the practical things which they can do, the surveys, maps and data which they should collect before attempting to make a city plan. If the citizen is taught to discriminate between temporary plans for the city beautiful and orderly city building, this bulletin will have borne fruit.

PERCY V. LONG,

City Attorney of San Francisco.

Pres. California Conference on City Planning.

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HAMPERED INDUSTRY AND DEJECTED HOUSING.

Both at a disadvantage for lack of a sensible, carefully planned zone ordinance, guaranteeing freedom from intrusion and stimulating best development.

I. THE NEED FOR CITY PLANNING.

1. What is City Planning?

A DEFINITE SENSIBLE PLAN FOR FUTURE GROWTH.

City Planning is the science and art of first planning out and then securing the best business requirements, health, safety, convenience, and beauty in a city. It provides far in advance a definite, sensible scheme for the growth of the city or town, showing when and how improvements should be made, properly fitting them to existing and future improvements. By building to a well thought out plan the city co-ordinates all suggestions from the various departments of the city government, civic organizations or private citizens, and secures uniformity. Thus all public and many private building expenditures, if comprehensively planned, in a few years will begin to show a finished, efficient, attractive and related result in place of

the present haphazard, wasteful and most often dreary city that we know. Such a plan can only help business, increase the pursuit of happiness and the comfort of living, and help to solve housing and other social problems. A careful plan also means a more efficient and economic administration.*

2. Why re-plan existing cities?

THE RAPID NORMAL INCREASE IN POPULATION.

California cities have been doubling in population every eighteen years, on the average. Berkeley, Pasadena, Los Angeles and some others are doubling about every five years. The city limits and buildings of today will be absolutely inadequate for the city of only a few years from now.†

California cities are so young and their growth so rapid that the re-plan-

*See "What City Planning Commissions can do" in Chap. II, page 8.

†The chief cities of California increased on an average of 53.7% each ten years since 1870. From 1900 to 1910 the increase was 77.5%. For Los Angeles the average 10-year increase has been 190%. That these increases will continue seems inevitable.

ning of existing haphazard development is only a small part of taking care of the future. Massachusetts has made it mandatory upon every city in that State to have a city planning board, to re-plan three centuries of unguided and costly congestion, business inconvenience and stultification. In California replanning cannot therefore be considered as serious in cities less than half a century old.

A definite plan to build to is what is needed. The new population can just as well be guided to locate to the advantage instead of to the disadvantage of the people who are already here.

WHAT WILL SAN FRANCISCO OR LOS ANGELES DO WITH 1,000,000 POPULATION?

The normal increase of population based on census figures for the past forty years, would give Los Angeles 622,000 population in 1915 and 1,212,000 in 1920. In the same way San Francisco normally would have 541,000 in 1915 and 704,000 in 1920.† Whether San Francisco now increases more or Los Angeles less rapidly, the fact remains that neither city has as yet a complete definite plan for the millions of dollars expenditure in improvements necessary to take care of this future population.

There is no reason to suppose that other California cities will not grow in proportion.* Ten years will soon pass. A definite plan now would not only guide this certain growth to the advantage of the present inhabitants but save great sums of money from being laid out in error.

While it is difficult to tell exactly how and where the city is going to go, careful comparative maps and plottings of population kept up for each period will show the future trend in a way that is easily evident, just as the work of an actuary in an insurance company shows the basis of future mortalities.

3. Why does it pay cities to plan ahead?

THE WASTE FROM LACK OF PLANNING.

The great losses in life, health, time, money and efficiency which result from lack of forethought for the natural growth of the city are evident on every side.‡ Taxpayers are rising in revolt in increasing number at the rapidly mounting tax rates. While enormous bond issues and public expenditures are being made each year, American cities, from Richmond, California, to Hoboken, N. J., present so much the same confused and conglomerate appearance that we can hardly distinguish one from another. Vast sums are paid for municipal show buildings placed where they cannot possibly show or be efficiently used. These public expenditures, in other words, are not producing what the taxpayers paid for. By following a carefully studied out, systematic plan the city can save money and secure better results.

\$16,000,000 COULD HAVE BEEN SAVED IN SAN FRANCISCO.

The consulting city engineer of San Francisco shows that of the \$20,000,000 improvements in sewers, streets, tunnels, etc., under way in 1914, \$16,000,000, or three-fourths, could have been saved had San Francisco planned ahead wisely and comprehensively only a few years ago.** Of this great sum a large part went to replace a sewer system which was not planned for any future growth.

PUBLIC SERVICE CORPORATIONS PLAN 25 YEARS AHEAD.

Big industrial and business organizations plan for city growth. The Pacific Telephone and Telegraph Company have their trunk lines planned and built for twenty-five years increase in advance. The railroads of the State have planned their suburban systems particularly for a tremendous increase of population and invested millions of dollars after careful

†From the 13th Census of the United States.

*Returning visitors from the Panama-Pacific Exposition undoubtedly will increase the normal influx of settlers considerably. The opening of the Panama Canal, with direct steamship lines to Europe, must bring in after the war an enormous horde of immigrants—a tide that will seriously congest and swamp our cities as it has the East, unless prompt and vigorous measures are taken. For tables of growth of cities and immigration, see "Report on Better Housing in California," to the Commission of Immigration and Housing of Cal., 1915.

‡"All successful enterprises of magnitude have been planned, and city building, in the complexity and variety of its problems, is an enterprise of the first magnitude. Millions have already been spent to remedy the errors of haphazard growth, most of which could have been avoided by a plan. These losses are reckoned not only in money, but in economic loss, due to overcrowding and bad conditions. A comprehensive plan is the first step toward the solution of the social and industrial problems of the city."—From First Annual Report, Mass., Homestead Com., 1913, page 15.

**Statement made at the First California Conference on City Planning, Oct. 14, 1914.



CITY PLANNING SAVES WASTE.

Typical wasteful wide pavement on a residence street. Half the roadbed would be ample—keeping the street the same width and widening the sidewalks—and the street would be worth more.

Modern residence street with 20 ft. roadway, sufficient for all local traffic and not inviting speeders. The main wide traffic road passes at the far end. Note same distance between houses as in last picture.

plans prepared by experts. It pays cities to lay careful plans in the same way.

“In Paris* prizes are given to architects who design the best street facade during the year. The city also makes awards for the best designs for buildings. It remits a part of the street tax to the owners of approved structures.”

OUR SCHOOL SYSTEM SUFFERS FROM LACK OF FORETHOUGHT.

School boards are grappling in all parts of the State with this increase in population. In practically no cities have school sites or playground sites been acquired in advance when land was cheap and available in large blocks. They must now spend enormous sums and yet generally find it impossible to get big enough sites when sure increase overtakes them. Again few school buildings in this State have been planned for additions and the buildings must either be torn down or a new separate building constructed when additional class rooms are needed.

GREAT NATURAL PARKS ARE LOST.

The natural growth and scenic attractions—creeks, trees or rocks—in most of our cities form natural parks of great attractiveness, impossible to duplicate. If these are not preserved for the public while the cities are young, real estate development will soon make it impossible to acquire them. Cities like Berkeley, which has grown to 60,000 inhabitants

with only three very small parks, and almost no playgrounds, now must spend ten times as much for land that probably would have been donated to the city if there had been a definite plan encouraging the acquirement of a park system.

THE WASTE IN CITY PAVEMENT AMOUNTS TO MILLIONS.

Again, in Berkeley the examination of one square mile of residence district showed that nearly \$200,000 worth of needless pavement, i. e., pavement wider than any requirements of traffic could possibly demand, had been put down at the expense of abutting residence owners. At this rate, there is some \$3,000,000 waste pavement in the whole city of Berkeley.† In a city like Los Angeles, there is probably \$15,000,000 at least of waste pavement, put down largely for show purposes (and yet not on the main traffic streets, which are generally far too narrow), but at an overhead expense that seriously deters small home ownership.

Constructive city planning will prevent such waste to a large extent. In many cities it has suggested economies of great magnitude. The responsibility for existing wastes is not due to inefficient city councils, but to lack of co-ordination under our present diversified system of government, which does not work to any definite plan.

*See *The Modern City and Its Problems*—a most interesting book by F. C. Howe, 1915.

†From the *City Planning Report* of Dr. Werner Hegemann on Berkeley and Oakland, 1914.

4. Why is a definite plan valuable?

ALL SUCCESSFUL ENTERPRISES HAVE BEEN
PLANNED IN ADVANCE.

It is impossible to build any private enterprise successfully without careful plans. While suggestions for the city's growth are made and partially carried out by succeeding administrations of city government, permanent schemes or policies for guiding growth are only beginning to be completely worked out in California cities.*

The advantage of a definite plan to work to and the splendid results obtainable are seen in the Panama-Pacific Exposition, where utility, adaptability to site and climate, attractiveness, convenience, were all planned for to produce a world-marvelous result. Many cities in California are municipal corporations doing business greater than this \$50,000,000 corporation. In ten years they will about double. By planning ahead for the guidance of this increase they can achieve as fine a result and at as small a cost as the great Exposition.

Washington, D. C., is the only American example of a city planned in advance. Its wide diagonal streets make it convenient, attractive and distinctive.

In California we have Torrance, a new industrial city near Los Angeles, and West Sacramento, which are being built to a careful preconceived plan. But the real problem of the State is in the established cities—to guide their new growth and to gradually eliminate the knots and mistakes from the old.

5. Is City Planning practical?

SENSIBLE PLANNING IS PRACTICAL.

A city plan should be prepared from the economic standpoint first, the social or human standpoint second, and the aesthetic standpoint last—not in the reverse order, as has sometimes been suggested. Orderly development based upon economy and necessity, encouraging commerce by the exercise of common foresight and prudence, will naturally find

necessary the beautification of the city. Attractiveness is a city asset that can be capitalized. If business methods are applied to the carrying out of the city plan, extravagance, dreams and superficial beautification will not be permitted—wholesale alterations at great expense are not sensible nor should there be ruinous expense and debt. Health, convenience and happiness for all citizens can only result from planning an American city built year by year to a well thought out and approved plan.

6. Why have American cities not started city planning sooner?

CITY GROWTH HAS INCREASED RAPIDLY IN
THE LAST FORTY YEARS.

City growth all over the world has assumed abnormal proportions during the past two generations. In Europe rural population has steadily decreased in proportion to urban until municipal governments in self defense, about 1871 in Germany and earlier in France, found it necessary to plan carefully for this growth.†

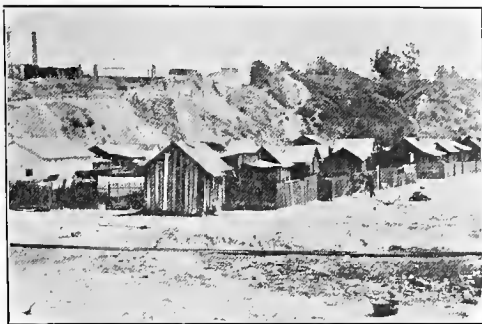
In 1880 only forty per cent of the population of California lived in cities over 5,000. Today nearly sixty per cent of our population is in cities; and the cities are growing faster than the country (in a supposedly agricultural State).

CONGESTION IS GETTING WORSE.

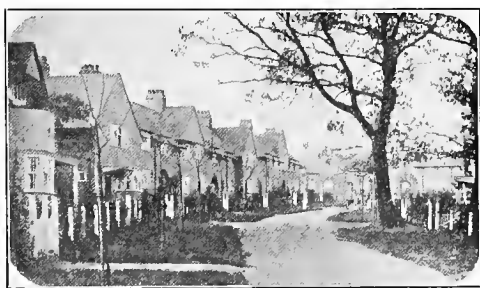
Congestion is producing new civic problems in all civilized countries, but as these problems are chiefly twenty-five to fifty years old, the science of city planning was not extensively developed in America until comparatively recently. The principles involved, however, are not new, being really the same as those observed in the growth of all large organizations. Congestion has made the community of most serious importance, and American cities in the last ten years have therefore taken up this new science and art for their own well being.

*Plans for certain sides of city planning have been made for several cities in the State. Plans for park systems and city beautification have been made for San Diego, San Francisco, Los Angeles, San Jose, and other cities, but as it was nobody's business to follow them up in these cities they have accomplished little more than educational results. The established City Planning Commissions are recent, but beginning actively to plan. Sacramento is now having a city plan prepared with expert advice, and Housing and Industrial surveys have been made in a number of cities.

†See "European Cities at Work," by Dr. F. C. Howe.



Maintained on city land in Los Angeles. These are the type of shacks that cause the health and housing problems in many cities.



Carefully planned mechanics' homes in an English Garden City. 6 rooms rent for \$10-\$12 per month.

TENEMENTS AND LAND CONGESTION IN CALIFORNIA.

In every part of the State cities are suffering from the problem of land congestion. Tenements, apartments and flats are covering all or most of the lot, crowding whole families or more into one or two rooms. Buildings are put upon lots too small for their purpose. Housing investigations show, in Pasadena, perhaps the finest city of homes in California, nineteen people living in one room.

The menace to public health of room congestion and tenement districts is well established. Disease, crime and the fire hazard are only a small part of the public toll to lack of municipal regulation and guidance, in housing people of moderate means.† City planning would include the organization of building companies, to furnish homes for working people for sale at \$12.00 to \$20.00 per month, at reasonable distance from their work.

THE HOUSING PROBLEM ONLY CONSTRUCTIVELY SOLVED BY CITY PLANNING.

This is the real housing problem of our cities. To solve it first requires the protection of the small home or residential district from intrusion and deterioration, by the establishment of zone restrictions, such as Los Angeles has in part established. The best location for these districts with relation to business, industry, climate and contour of the ground requires study, before the future policy of city growth can safely be declared. The range of the five cent fare limit and transportation lines become an

important factor. The sanitary problem of water and sewers must be first worked out—San Francisco and other cities have driven tens of thousands of desirable citizens to distant suburbs for lack of water. So it will be seen that to solve constructively the housing problem, we must first determine upon a general plan of growth for the whole city.‡ This has only recently been recognized, yet it furnishes another ample reason for city planning. Strong preventive measures now by planning ahead are infinitely better than attempted restrictive regulations after bad housing conditions, tenements and slums have grown up.

7. Would not a definite city plan tie the city down?

THE CITY PLAN CAN BE AMENDED AS TIME GOES ON.

A definite city plan is necessary to bring order out of chaos if common sense is to apply to our enormous city expenditures and increasing tax rates. A city plan is not necessarily rigid, but is subject to amendment as time and economic changes make amendment necessary.

8. Is planning a city expensive?

A CITY PLAN COSTS LITTLE AND SAVES MUCH.

No. The first cost is small—almost nothing compared with the expense of one city street opening. Preparation of a definite plan often shows where economies could be made in existing expenditures, sufficient to pay many times for the plan. It simply requires study

†See Report on "Better Housing in California" to the Commission of Immigration and Housing of California, 1915.

by an expert competent to determine the best plan of growth, in conference with all existing agencies of municipal development. A city plan saves the time and labor of generations. Unguided growth means enormous waste.*

"City Planning is not, of course, merely a matter of expenditure but of conservation and economy. The value of a City Planning Commission is shown not only by the wise things it does, but also by the unwise things it prevents. New York, like all other cities, has suffered from the practice of treating each public improvement as a thing by itself, without relation to the growth of the community as a whole. By our new policy we hope to end this form of error."—Geo. McAneny, vice-mayor of New York City.

II. WHAT CITY PLANNING COMMISSIONS CAN DO.

CITY PLANNING NOT NEW.

City planning is not new. It is not even new in California cities. It is simply a name given to a number of hitherto unnamed existing municipal and civic activities.

In every city the city council is doing city planning. It executes plans formulated in the past and formulates plans for future execution. The city engineer, designing and planning the city streets and sanitary system, is the chief city planner of the city. The city attorney, the school board, the fire chief, the playground and other commissions, the library trustees, the chamber of commerce, the improvement clubs, have all been and still are, in their respective fields, making or executing the city plan.

9. What can we do about it now?

ESTABLISH A PLANNING COMMISSION.

Most American cities have found that it is necessary to make city planning definitely somebody's business. A great many cities have, therefore, established a new department of the city government, generally in the form of a city planning commission, whose duty it is to prepare with expert advice a plan which meets the needs of the city, and permanently to follow up the execution and amendment of this plan.

A city planning commission should be established in every city in California. This is the intent of the new law. How to form such a commission and what it can do is outlined in the following chapters.

CITY PLANNING WORK NOT PROPERLY CO-ORDINATED.

There are important interrelations between the city planning work being done in all these respective fields, but great lack of co-ordination in this work. For example, the width and location of streets and the depth of lots are determined by the city engineer. These are matters that greatly influence the height, area and kind of houses or tenements, matters that are the concern of the health officer, building inspector or perhaps a housing commission. Again the school board, the library trustees, the playground commission, are apt to choose sites with an eye solely to the needs of their respective departments, and without consideration of the possibility of a

*"In the solution of municipal problems no nation today has progressed so far as Germany; and no contribution to this end is more widely or favorably known than the zone system of building regulations which was there first conceived and applied.

"The method of the construction of cities may be divided into two parts: city planning, and regulation of building in accordance with the plan. The city plan lays out the streets, sewers, parks, transit system, and other features of the city; the building regulations prescribe and limit the character, location and intensity of building in accordance with the plan. Thus the city plan locates the principal business and traffic streets, and gives them their direction, breadth and depth of lot; while the building regulations prescribe what kind of buildings may be erected on these streets, how much of the lot they may cover, and how high they shall be. Both the plan and the regulations are necessary to the completed street; to the construction of the city, as a whole, and each of its parts.

"The zone system is a method of regulating building under the city plan. It originated in Germany and receives the name because most of the cities were walled cities and grew in zones. It has two characteristics: it groups buildings of different classes, and it limits the density of building progressively, allowing buildings to be higher and to cover more of the lot in the centers where the land values are greater and business needs require more concentration; making the requirements more and more severe as the distance from these centers increases."—From Report of Heights of Building Com., N. Y. City, Dec., 1913, page 94.

grouping of sites and buildings with other departments that would work economy and create local civic centers which would add dignity to their neighborhoods.

Even the city council finds it difficult to co-ordinate the work of all the existing city planning agencies. Its immediate duties are too pressing; it is more of an executive than a planning body; today's demands are so great that it has little time to plan for tomorrow; and if it does, there is the possibility that a new council with new policies will reverse the policy of its predecessor.

THE RESULT.

It is now realized that the result of this lack of co-ordination and proper understanding of the interrelation of city planning activities is waste of effort and conflict of interest that work harm to the city plan and thus to the proper economic, social and esthetic growth of the city; but, unfortunately for our cities, this realization has come only recently. With an understanding of the situation and of the necessity of correcting it, has come also a realization of the importance and far reaching effects of city planning and its possibilities as a means of avoiding past mistakes and affording wise provision for the future growth of cities.

FUNCTION OF CITY PLANNING COMMISSIONS.

And so, as a repository for all possible information about the city and its plan, as an adviser to existing city departments, as a co-ordinating agency, a clearing house for all city planning endeavor, an agency to plan for the future growth of the city and to shape a continuing policy to which to build, the city planning commission, as a distinct body, has sprung into being all over the country.

These city planning commissions consider not alone the physical problems, that is to say the matter of street plan, grades, communication and the like, and the esthetic problems, grouping of buildings, beautification and similar subjects, of their cities, but the economic and social problems as well. Broadly speaking, they have to do with every form of private and public endeavor that concerns the present and future welfare of the city and its people.

SUBJECTS TO BE STUDIED.

The subjects proper for the study of city planning commissions may be grouped as follows:

I. A complete civic survey. Determination of existing conditions, tendencies and needs in the city:

A.—*Street Plan and Streets.*

- a. Effect on traffic, community growth, congestion and delay.
- b. Changes in street plan, openings, widenings and closings.
- c. Control of subdivision of undivided land both within and for three miles without the city.
- d. Co-operation with neighboring cities in street plan.
- e. Change of grades.
- f. Classification of streets as to use—heavy traffic, pleasure and residence streets.
- g. Comprehensive scheme of improvement for streets of different types, pavements, walks, etc.
- h. Street lighting, extensions and economies.
- i. Street cleaning.
- j. Use of streets by public service corporations.
- k. Ordinances governing trenches and repairs.
- l. Street ornamentation—trees and shrubbery, removal of billboards, poles and wires, fixtures.

B.—*Public Utilities and Sanitation.*

- a. Water service—domestic and fire—outlying districts.
- b. Gas and electric service—domestic and power.
- c. Telephone—joint use of poles and conduits.
- d. Sewage—sanitary and storm.
- e. Garbage disposal.
- f. Sanitary and plumbing ordinances.
- g. Convenience stations.

C.—*Transportation.*

- a. Street car and jitney service—outlying districts.
- b. Suburban line service.
- c. Through passenger service.
- d. Freight service—land and water.
- e. Industrial sites.

D.—*Business Conditions and Districts, Warehouses and Industries, Harbor and Shipping.*

- a. Present condition and uses.

- b. Method, need for, cost and returns from development.
- c. Range of land values, taxation and assessment.

E.—Food Supply.

Public Markets and Deliveries.

F.—Housing.

- a. Present condition—single houses, apartments and hotels.
- b. Building and sanitary regulations.
- c. Building restrictions.
- d. Zone system.
- e. Fire limits.
- f. Height of buildings, regulation.

G.—Recreation and Pleasure.

- a. Schools and wider use.
- b. Public playgrounds and school playgrounds—duplications.
- c. Parks, boulevards and drives.
- d. Water park.
- e. Public baths.
- f. Commercialized amusements.

H.—Locations of Public Buildings, Architecture, etc.

- a. Main group, civic center.
- b. Secondary group—schools, branch libraries, social centers, fire houses.
- c. Statuary, fountains and other ornamental features.
- d. Semi-public and private buildings and parks.

I.—Financing and Legal Questions.

- a. Tax exemptions and equalization of assessment.
- b. City's financial resources—bonded indebtedness.
- c. Methods of financing improvements.
- d. Legal obstacles and necessary legislation.

II. Determination of best future business, residential and industrial districts or zones.

III. Preparation of a comprehensive city plan for the present and future growth under expert supervision.

IV. Guidance of the city plan—its execution.

It must be understood that in studying these problems, the city planning commission is not a rival of any existing city department; instead it must work with and for all of them. It cannot deprive the council or administrative officials of any of their privileges or duties. It merely suggests action and advises regarding proposed action. Its duties are

distinctly *not* administrative or executive. They are distinctly advisory and judicial.

CO-OPERATION OF CITY OFFICIALS NECESSARY TO SUCCESS.

If these distinctions are clearly seen, both by city officials and by members of the commission, and harmonious relations established between them, the city council and its administrative officers can make the city planning commission an instrument of great service to themselves. But, without the sympathy and co-operation of the council, the city planning commission can accomplish little. To reach its maximum value to the community, and particularly to secure the execution of the plans it may devise, the commission must also have the support and confidence of the public.

TASKS BEFORE THE COMMISSION.

The task of the city planning commission is first, therefore, to establish proper relations with all existing city planning agencies in the city, and to secure their co-operation in the work before it; and second, to secure the confidence and support of the public. The first task can be quickly done; the second will be a matter of time and work. The next undertaking is that of collecting accurate information concerning the economic, physical and social conditions of the city and this may be accomplished at the same time that the commission is establishing itself in the confidence of the officials and the community. In fact, the best way of securing confidence and support is by asking for help and co-operation. The commission should, therefore, invite the assistance of various city departments and officials, and all civic organizations in collecting the information needed.

INFORMATION TO BE SECURED.

A tentative outline of the information which is necessary for the commission's civic survey follows:

A.—Maps.

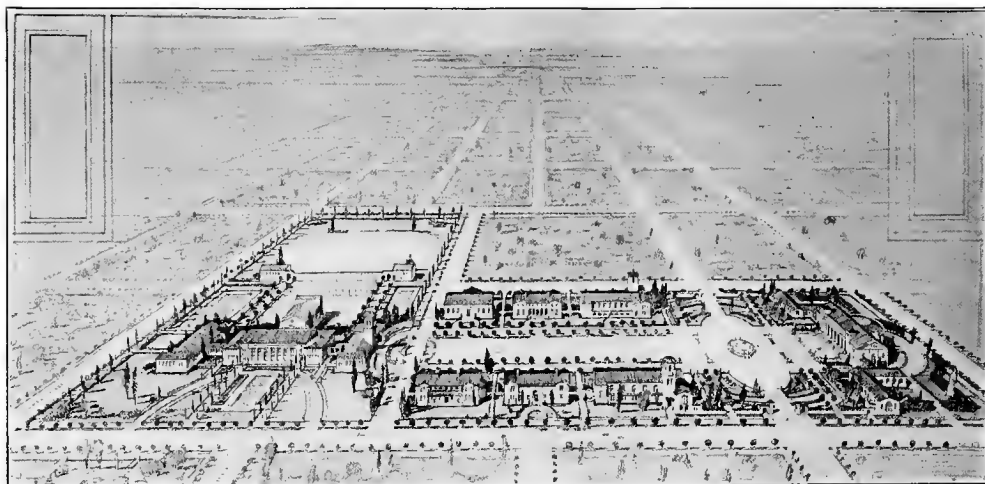
1. General street map of city and adjacent territory for three miles out, and street connections with other cities. Contours at intervals of five feet, scale 200 feet to inch. Source—City Engineer.

Note:—Few cities have such maps, or any complete official map. Such a map is absolutely essential in city planning

work and will be of great value to all the city departments. An appropriation for it should be asked first.

2. Maps of adjoining cities.
3. Skeleton maps of
 - a. Transportation system—grade crossings and franchises. Sources—City engineer, railroad companies and the State Railroad Commission.
 - b. Street improvements, showing character and condition of paving, walks, etc. Sources—Records of street department and local surveys by improvement clubs.
 - c. Storm and sanitary sewer system, showing sizes, laterals and house conditions. Sources—City engineer, building and street departments.
 - d. Water system, showing sizes and locations of pipes and fire hydrants. Sources—City engineer, fire department and water company.
 - e. Gas system—location of pipes and lamps. Source—Gas and electric company.
 - f. Electric and telephone systems, showing overhead and underground construction and location of all poles and lamps, joint pole agreement, etc. Source—Gas and electric company. Telephone company.
4. Map showing all publicly owned property. Source—City records.
5. Spot map showing density of population. Source—Census records or new survey.
6. Spot map showing schools and homes of pupils. Source—School board.
7. Spot map showing playgrounds and homes of users. Source—Playground commission.
8. Spot map showing libraries and homes of users. Source—Library board.
9. Building map showing lots built on and classification of improvements as to use. Source—Surveys to be made by improvement clubs under guidance of experts.
 - a. Detached residences.
 - b. Flats.

- c. Apartments, tenements, lodging-houses and hotels.
- d. Oriental occupancy.
- e. Retail business.
- f. Undertakers, garages and stables.
- g. Laundries, cleaning establishments and bakeries.
- h. Warehouses, coal, wood, lumber and material yards.
- i. Factories and mills.
- j. Public buildings.
- k. Hospitals, asylums and churches.
- l. Places of amusement.
- B.—Housing Survey.
 1. Occupancy and condition;
 2. Typical lot and block plans;
 3. Typical house plans. Source—Commission of Immigration and Housing of California.
 4. Range of land values. Source—City assessor.
- C.—Traffic Information. Sources—Street car and interurban companies. Traffic counts under expert supervision.
 1. Car routing;
 2. Movements and amount of traffic;
 3. Size and capacity of cars;
 4. Franchises. Sources—City Clerk and State R. R. Commission.
- D.—Information regarding growth of population. Sources—Census, postoffice and public service records.
- E.—Ordinances and State laws bearing on city planning work. Sources—City attorney and experts.
- F.—Information on public health conditions—vital statistics. Sources—Federal, State and city health officials.
- G.—Information regarding fire risks. Source—Board of Underwriters.
- H.—Building codes. Sources—Local and other municipal building departments.
- I.—Survey of street trees and report on varieties of new planting. Source—Park expert.
- J.—Climatic conditions—rain fall, temperature and direction of winds. Source—Weather Bureau.
- K.—Costs of administration, operation and improvement compared with other cities. Sources—City planning and municipal experts.
- L.—Suggestions for future school, park and recreation sites, and other improvements. Source—All civic organizations.



LITTLE CALEXICO'S CIVIC CENTER THAT PUTS OUR LARGE CITIES TO SHAME.

This town of 3,000 began its plan two years ago. The school at the left is completed. The library and church on the far side are about to go up, also a woman's club on the near side. The city hall on the right end and other buildings will soon come with the rapid growth. But the cumulative effect of this group will be of ever increasing value to the city.

ACCURATE INFORMATION IMPORTANT.

Too much reliance must not be placed upon the value of statistical data collected by voluntary workers, even when under the guidance of experts. While many of the above topics can be properly answered by the sources indicated, city planning commissions throughout the country have generally found it less expensive in the end to have the advice of specialists in city planning study from the beginning of their work.

To draw valuable deductions from the above data and information, city planning commissions should be furnished with an appropriation in the annual municipal budget sufficient to employ whatever advice and expert help is necessary. The new California law permits the city council to include not to exceed two mills on the dollar in the annual levy for this purpose. The city planning commission should see to it that the council understand the purpose and necessity for this item.

In New Jersey† it was originally \$10,000 per annum, but was increased in 1913 to \$25,000, in any one year for cities of the first class. Other States

have similar limits to expenditures for city planning study, but all recognize the need of competent advice.

"The only way in which city planning commissions will really secure the attention of the people is by concentration on specific subjects of immediate interest. The experience of other cities has shown that general and abstract propaganda of city planning ideas does not move a community. Even after hammering away for years, the community is still apathetic and indifferent. It is only when the big, pertinent problems with regard to which every one is familiar are attacked with practical and bold constructive suggestions for their improvement that the mass of the public really wakes up."*

DETERMINATION OF URGENT PROBLEMS.

The work of the city planning commission can only be carried on effectively by determining first upon an order of urgency. Public support will be gained only in proportion as the commission pays attention first to the things most vitally of interest to the public. In every city in California there are matters of vital importance which the commission will be called on immediately to

†New Jersey in 1913 increased the limit of expenditure which cities of the first class may make for city planning investigations and plans in any one year, from \$10,000 to \$25,000. (See "City Planning for Newark," a report of two years' work by the Newark, N. J., City Planning Commission, 1913.) Small cities are in proportion. Other States have similar regulations.

*Report on suggested plan of procedure to Jersey City Plan Commission by E. P. Goodrich and Geo. B. Ford, 1913.

attack. While these vary greatly in the different cities of the State, some of the common problems now most often spoken of are as follows, in their order of urgency:

1. The determination of business, residential and industrial districts.
2. An industrial survey.
3. A survey of housing conditions, particularly of the increase of apartments, congested tenements and bad housing conditions, and of how to increase the supply of wholesome homes for working people.
4. Day and night population maps.
5. Traffic and transit counts and maps, studies of street extensions.
6. Recreation and park maps and surveys.
7. Development of factories, harbors and shipping facilities.
8. Determination and studies for civic centers and secondary centers.
9. Architectural settings, street planning, etc.
10. Financing and legislation (to be considered with each of the above).

NFW BUILDING AND HOUSING CODES.

The adoption of more complete building and housing codes will have a marked effect on the future growth of the city. Their provisions will influence the cost of building and type of structure, and will determine the conditions, in matters of light, air, sanitation and crowding, under which many future citizens are to live. It is of the utmost importance, therefore, that the commission give these codes careful study.†

III. HOW TO ESTABLISH A CITY PLANNING COMMISSION IN CALIFORNIA.

IN CHARTERED CITIES.

Most city charters in California permit the establishment of a city planning commission by ordinance and many definitely provide for them. The model given in the next chapter has been carefully worked out from a model ordinance proposed by the National City Planning Conference and the new San Francisco creating ordinance. It has borne the

ZONE OR DISTRICT REGULATION.

The problem of the division of the city into residence, business and manufacturing zones is closely allied to the housing question. It is pressing in nearly every city in California. The restrictions in many fine residence districts are beginning to expire and the residents see with alarm the possibility of one absentee owner putting in stores or an apartment house, to the sure detriment and deterioration of the district. It is an extremely complicated problem and can be successfully solved only after the collection of accurate data regarding existing conditions and the experience of other cities in this matter. This work should be begun at once.‡

City planning commissions should stand ready to study carefully and report upon these and any other city planning problems that the council or the city officials or departments see fit to refer to it. In its work, it should ask, and hope to have, the active support and assistance of the city council and the city officials. It should seek information abroad and at home. It should make use of the experience of its own and other communities. It should invite the suggestion, help and co-operation of other city commissions and of civic organizations generally. It should endeavor to view each problem in the large, with an eye not only to itself, but its relation to other problems with a view not only to the present, but to future needs of the city. In this manner it should be of lasting service to the community.

brunt of much discussion as to how much authority such a commission should have, and marks the minimum, not the maximum, of such authority. To create a commission with no authority is to ensure its failure, and yet a city planning commission must of necessity be chiefly advisory in capacity.

In some cities the charters provide for a civic art commission, an improve-

†Berkeley has recently passed a Housing Code that is one of the most complete and well thought out in America.

‡See the Berkeley City Club Bulletin on "The Necessity for a Zone Ordinance," May, 1915.

ment commission or an industrial commission with much the same powers and duties as a city planning commission. Thus in Berkeley the Civic Art Commission has to be given the work of a city planning commission until a charter amendment can be made. The functions are the same, the name Civic Art Commission simply being substituted in the ordinance for "City Planning Commission." In consultation with the city attorney the model ordinance given here* can easily be adapted for any city of the State.

IN UNCHARTERED CITIES.

Unchartered cities may follow the model ordinance, subject to the provisions of the general state law (Chap. 428, laws of 1915). This law is simply a minimum, defining the powers and duties of city planning commissions in cities of the fifth and sixth class.

The new City Planning Law of 1915.

An Act to Provide for the Establishment, Government, and Maintenance of City Planning Commissions Within Municipalities, and Prescribing Their Powers and Duties.

The people of the State of California do enact as follows:

Section 1. The city council, board of trustees, or other legislative body of any incorporated city or town in the State of California may, by ordinance, create a city planning commission for such city or town.

Section 2. Such city planning commission shall consist of five members, to be appointed by the mayor or other executive head of the municipality, by and with the consent of the legislative body thereof, one of which shall be a member of the legislative body of such municipality; and in addition thereto the city attorney and city engineer, if such there be, of such municipality, shall be ex officio full members of said commission; *and provided, further*, that the mayor or other executive head of such municipality shall also in addition thereto be an ex officio member of said commission but without any right of vote in the deliberation thereof except in case of a tie. The five members of the first commission so appointed hereunder shall so classify themselves by lot that one of their number shall go out of office at the end of the current calendar year, two at the end of one year thereafter, and

the other two at the end of two years thereafter. Vacancies for any unexpired term shall be filled by appointment as in the first instance. Non-residents shall be eligible to appointment on the city planning commission. Excepting the secretary hereinafter mentioned the members of the commission shall not receive any compensation for their services, but the said legislative body shall fix the amount of compensation, if any, to be paid to the secretary.

Section 3. The members of the city planning commission shall meet at least once a month at such times and places as they may fix by resolution. They shall select one of their number as president and another as secretary, and both shall serve for one year and until their successors are appointed; in case of their absence, the members of the commission shall select a president or secretary pro tem., as the case may be. Special meetings may be called at any time by the president or three members, by written notice served upon each member of the commission at least three hours before the time specified for the proposed meeting. Four members of the commission shall constitute a quorum for the transaction of business. The commission shall cause a proper record to be kept of its proceedings.

Section 4. City planning commissions shall have power, except as otherwise provided by law:

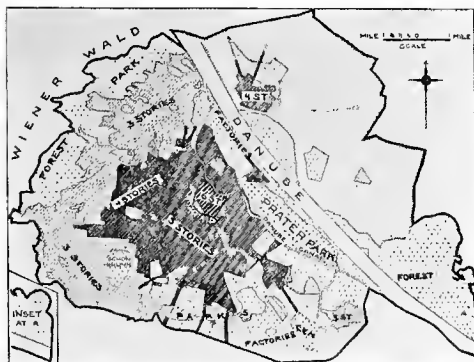
First—To recommend to the proper officers of the municipality plans for the regulation of the future growth, development and beautification of the municipality in respect to its public and private buildings and works, streets, parks, grounds, and vacant lots;

Second—To recommend to the proper officers of the municipality, plans, consistent with the future growth and development of the municipality in order to secure to the city and its inhabitants sanitation, proper service of all public utilities, harbor, shipping and transportation facilities;

Third—To make recommendations to any public authorities or any corporation or individuals of such city with reference to the location of any proposed buildings, structures or works;

Fourth—To recommend to the proper officers of the municipality the approval or disapproval of maps or plats of sub-

* See page 16.



ZONE OR DISTRICTING PLANS OF BERLIN AND VIENNA

The numbers show the stories permitted in height. Modern American districting makes divisions to include and follow both sides of streets according to their character and use, rather than arbitrary square blocks.

divisions of lands. Every such map or plat shall, prior to its final approval or disapproval by the proper officers of the municipality be submitted to said commission for its recommendations thereon to such officers.

Fifth—To do and perform any and all other acts and things necessary or proper to carry out the provisions of this act.

Section 5. The city planning commission shall make or cause to be made, at the direction of the city council, a map or maps of the city or any portion thereof, including adjacent territory lying outside of the corporate boundaries thereof, showing the streets, highways and other natural or artificial features therein; also the locations or relocations proposed for any new public buildings, civic center, street, parkway, boulevard, park, playground, or other public ground or improvement; also any proposed widening, extension, closing, or relocation of any street or highway, or any change in the plan of the city that it may deem advisable. Said commission may, at its discretion, prepare such maps or plans as aforesaid for the purpose of making recommendations in connection therewith to the proper officers of such municipality having charge, superintendence or control of the matters set forth in such recommendations.

It shall make suggestions or recommendations to the city council from time to time, concerning any of the matters and things aforesaid for action by the council thereon, having due regard for the present conditions and the future needs and growth of the city, including the distribution and relative location of all public buildings, grounds and open

spaces devoted to public use; also the planning and laying out for urban uses of all private grounds brought into the market from time to time, and the division of the city into zones or districts for the purpose of conserving and protecting the public health, comfort and convenience.

Section 6. Any officer or department whose duty it is to prepare ordinances and resolutions relating to the location of any public building of the city, or location, extension, widening, enlargement, ornamentation, or parking of any street, boulevard, alley, parkway, park playground, or other public grounds, or to the vacation of any street, or other alteration of the city plan of streets and highways, or the location of any bridge, tunnel, or subway, or of any surface, underground or elevated railway or public utility, or ordinances relating to housing, building codes or zones, shall, prior to the submission to the proper board or officer of the municipality, of the ordinance or resolution required to be adopted before such proceedings are instituted, give notice to the commission of the pendency before the officer or department of proceedings with reference to any of the above matters.

Section 7. The city council of each municipality may, in making its annual tax levy and as a part thereof, levy and collect a tax for the purpose of defraying the lawful expenses incurred by the city planning commission of such municipality not to exceed two mills on the dollar of assessed valuation; *provided, however,* that no expense of any kind shall be incurred by the commission unless first authorized and approved by the city council.

IV. A MODEL ORDINANCE FOR THE CREATION OF A CITY PLANNING COMMISSION.*

Ordinance No. — N. S.

An Ordinance Establishing a City Planning Commission, Providing for the Appointment Thereof, and Prescribing Its Powers and Duties.

Be it ordained by the Council of the City of _____ as follows:

Section 1. A city planning commission of the City of _____ is hereby established pursuant to the provisions of subdivision — of section — of the charter of the City of _____.

Section 2. The city planning commission shall be composed of ten members to consist of the city engineer, the president of the park commission,† the city architect,† and seven members to be appointed by the council. At the first meeting of the commission, the seven (7) appointive members shall choose their term of office by lot, as follows: One (1) for one (1) year, one (1) for two (2) years, one (1) for three (3) years, two (2) for four (4) years, and two (2) for five (5) years, and shall immediately thereafter communicate such allotment to the city council. Their successors shall hold office for five (5) years. Any vacancy shall be filled by the council for the unexpired portion of the term.

Section 3. Immediately upon their appointment, the members shall organize the commission and shall elect a president and secretary, the latter of whom need not be a member of the commission, and other officers for such terms as the commission shall prescribe. A majority of the appointive members shall be necessary for the transaction of business; but a less number may adjourn from time to time for want of a quorum, until a quorum can be obtained. The commission shall establish a regular place of meeting and a regular time of meeting which shall be not less frequent than once a month. Special meetings may be called at any time on personal notice by the president. The commission may make and alter all rules and regulations for its organization and procedure (except those above mentioned), consistent

with the laws of the State and the ordinances of the City of _____. The members of the commission shall serve without compensation. The commission shall keep an accurate record of all its proceedings and transactions and shall make annually to the council a full report of the commission's transactions and recommendations. The commission shall, upon demand of the council, make other reports upon subjects within its jurisdiction.

Section 4. Subject to the approval of the council, the commission may employ any person, firm or corporation to aid it in the performance of the duties placed upon it by this ordinance and may give or agree to give compensation for such employment from funds provided by the city council. The commission may receive gifts or bequests of money to carry out any of the purposes of this ordinance, and may expend or contract to expend the said money for the purpose or purposes for which the same is given or bequeathed, without the authorization of the city council. Neither the City of _____, nor any officer, commission or department thereof other than the city planning commission shall be held liable to pay for work contracted to be performed or actually performed, for the city planning commission unless the same shall have received the authorization of said city council.

Section 5. The purpose of the establishment of this commission is to provide for and regulate the future growth, development and beautification of the City of _____ in its public and private buildings, streets, parks, grounds and vacant lots, and to provide plans, consistent with the future growth and development of the City of _____, for securing to the City of _____ and its inhabitants, sanitation, service of all public utilities, and harbor, shipping and transportation facilities. All powers exercised by this commission shall be used to further these purposes and purposes incidental thereto.

*This is the wording of the new Berkeley ordinance, except that a charter provision required changing the name to the "Civic Art Commission." Such a name is unfortunate as it implies over emphasis on aesthetic at the expense of economic and social development.

†If there be one.



So-called "Model Tenement" or Apartment House in New York City.

Los Angeles is effectively encouraging small homes and discouraging the building of apartment houses.

Section 6. The city clerk shall, upon introduction thereof, furnish to the city planning commission for its consideration, a copy of all ordinances and bills which relate to any of the matters within the jurisdiction of the commission.

Section 7. The city planning commission may make, or cause to be made, and, in its discretion, cause to be published, a map or maps of the City of _____, or any portion or portions thereof, including territory extending beyond the city limits and showing the streets and highways and any natural or artificial features; and also new sites or locations proposed by it for public buildings, civic centers, streets, parkways, boulevards, parks, playgrounds, or any other public ground or public improvement; or any widening, extension or relocation of streets, or any change in the city plan, by it deemed advisable; and it may make recommendations to the council, from time to time, concerning any such matters for action by the council. In all these matters, said commission shall have regard for the present conditions and future needs and growth of the city, and the distribution and relative location of all the principal and other streets and railways, waterways and all other means of public travel and business communication, as well as the distribution and relative location of all public buildings, public grounds and open spaces devoted to public use.

Section 8. The city planning commission may make recommendations from



Typical California Mechanics' home in protected residence district.

time to time to private corporations, firms and individuals with reference to the location, architecture and use of any buildings, structures or works owned or controlled by any of them, or in course of erection, or proposed to be erected by any of them.

Section 9. The city planning commission may, on its own initiation, or shall, on request of the proper authorities, make recommendations from time to time to the public authorities and to public agencies of every kind, with reference to the location, architecture and use of any buildings, structures, or works controlled by such authorities or agencies, or in course of erection, or to be erected by any of them; with reference also to the building restrictions, ordinances and codes and to the division of the city into residential, industrial, business and other zones; with reference also to the location, extension, widening, or closing, ornamentation or parking of any street, boulevard, alley, parkway, path or other public way, or the reservation, purchase, location or enlargement of any park, playground, school or other public building site; and with reference to the location of the harbor and use of property of the city adjacent thereto. The city council shall refer all ordinances and resolutions relating to any of the matters within the terms of this section to the city planning commission, for its suggestions, recommendations or approval thereof, before taking final action thereon, except in case such reference or procedure would conflict with the provisions or requirements of existing laws.

Section 10. All plans, plots, divisions, subdivisions or replots of lands, building lots, and the streets, alleys or other portions of the same intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting thereon or adjacent thereto, and located within the city limits, shall be submitted to the city planning commission by the city council, and the commission shall report thereon in writing to the council before action by said council.

Section 11. All proposed buildings and sanitary ordinances and all proposed franchises for freight, passenger and street car lines and for telephone, telegraph and electric light and power and gas and water service shall be referred by the city council to the city planning commission for consideration and re-

port before action is taken thereon by the council; and this provision shall apply to all proposed amendments to said ordinances and franchises.

Section 12. Owners and purchasers of property within the City of _____ shall be deemed to have notice of the published plans, maps and reports of the commission affecting such property, provided such plans, maps and reports are on file with the city clerk and are properly indexed.

Section 13. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 14. This ordinance shall take effect and be in force from and after thirty days after its final passage.

V. CITY PLANNING COMMISSIONS IN THE UNITED STATES.

During the past six years city planning commissions have been established in a great many cities of the United States and Canada. In California the first was established in 1914 and there are now seven cities with legally authorized commissions, and several more have the matter actively in consideration.

The city planning commissions in California are:

Alameda	San Rafael
Berkeley	San Francisco†
San Anselmo	Walnut Creek
San Bruno	

Los Angeles, Oakland, Riverside, San Anselmo, Pasadena, Long Beach and many other cities of the State have ordinances for the creation of city planning commissions now under consideration (June, 1915).

Canadian city planning commissions: Calgary, Winnipeg, Regina, Edmonton, Saskatoon, Lethbridge.

Cities with organizations to promote planning: Los Angeles, Oakland, Sacramento, San Diego, Pasadena, New York, Boston, Baltimore, Cleveland, Detroit, St. Paul, Denver, Albany, Dallas, Lincoln, Neb., Colorado Springs, Buffalo, Louisville, Providence, Atlanta, Syracuse, Fall River, Mass., Omaha, Little

Rock, Williamsport, Pa., Keokuk, Ia., Frankfort, Ky., Paducah, Ky., Santa Fe, N. M.*

In Massachusetts planning boards are made mandatory in every city and town of 10,000 population (Acts of 1913) and optional in smaller towns.

In Pennsylvania city planning commissions are authorized in cities of the first, second and third class (Acts of 1911 and 1913).

In New Jersey plan commissions are authorized in all cities of the first class (Acts of 1913).

In New York plan commissions are authorized in all cities and incorporated villages (Acts of 1913).

These planning commissions and organizations have carried city planning to various stages of completion. From the very elaborate plans of Chicago to the modest town plan of Walpole, Mass., or the schemes for the outlying districts of Philadelphia and other cities, the value of a sensible definite plan to work to is making itself felt in actual accomplishment. Backed up by expert advice the commissions are recommending to the city councils and securing the execution of permanent improvements that lead to economy and efficiency in municipal growth.

*It is impossible to give a completely up-to-date list as new planning boards and organizations are being formed in greatly increased numbers each month.

†In San Francisco the creating ordinance has been passed but the mayor has not yet appointed the commission.



Public playgrounds are needed in every city and particularly in congested districts.



Roof playground on model apartment house.

If apartment houses are to be permitted to cover the lot, should the city not demand playgrounds on roofs by law?

CITIES IN UNITED STATES WITH PLAN COMMISSIONS.*

Pennsylvania—
Harrisburg
Oil City
Newcastle
Erie
Reading
Meadeville
Chester
Easton
York
Johnstown
Pittsburg
Philadelphia
Scranton
Wilkesbarre
Pottsville
New York—
New York City
Syracuse
Binghamton
Troy
Rome
Massachusetts—
Adams
Boston

Massachusetts—
Brockton
Cambridge
Chelsea
Chicopee
Brookline
Clinton
Everett
Gloucester
Holyoke
Lowell
Malden
Melrose
Medford
Framingham
Newton
Northampton
Somerville
Springfield
Newburyport
Taunton
Watertown
Westfield

Massachusetts—
Woburn
Waltham
Salem
Lawrence
Pittsfield
Fitchburg
Beverly
Gardner
Plymouth
Wakefield
Weymouth
Winthrop
Quincy
Winchester
Attleboro
Louisiana—
Shreveport
New Jersey—
Camden
Jersey City
Newark
Trenton
Connecticut—
Hartford
New London

Connecticut—
New Haven
Bridgeport
W. Hartford
Minnesota—
St. Paul
Kentucky—
Louisville
Paducah
Nebraska—
Lincoln
Missouri—
St. Louis
Michigan—
Detroit
Maryland—
Baltimore
Cumberland
Illinois—
Chicago
Rhode Island—
Providence

*Many of these have issued valuable illustrated reports which can be obtained by addressing the secretary of the Commission.

VI. RECOMMENDED BOOKS ON CITY PLANNING.

Progress in city planning is so rapid that published discussions and data become out of date even in three or four years after they are issued. The following is a list of those books and reports which seem to be of the most practical value now:

GENERAL.

National City Planning Conference. Proceedings for 1913 and 1914. 2 volumes. \$2 net each. Careful papers by the foremost city planners in America. Of value in practical city planning and housing work.

Town Planning in Practice. By Raymond Unwin. 416 pages, splendid illustrations. \$6 net.

The relation of social to aesthetic problems in the practical laying out of suburbs and housing schemes is fully discussed by the architect of Letchworth and other successful English garden cities.

Width and Arrangement of Streets. By Charles Mulford Robinson. Engineering News Publishing Co., New York. 199 pages, illustrated. \$2 net.

A study in an important part of town planning, with direct relation to housing.

Housing and Town Planning. American Academy of Political and Social Science, 36th and Woodland Ave., Philadelphia, 1914. \$2 net.

Thirty-six papers by leading experts of this country, edited by Dr. Carol Arenovici, including serious discussion of most of the phases of the problem.

The Housing Problem. By Dr. James Ford. Harvard University Press, Cambridge, Mass., 1911. 39 pages.

A most complete summary containing a list of the important housing schemes of the world and list of books on housing and city planning.

Housing Problems in America, 3 vols. Proceedings and papers of the National Housing Association, 1911-12-13. \$2 per vol. Address Secretary, 105 East 22nd St., New York City.

Splendid discussions of all phases of the housing and city planning problems.

Practical Housing. By J. S. Nettlefold. 194 pages, 38 illustrations. Paper, 35 cents.

Practical application of the housing advance in England, showing the relation of municipal housing, garden cities,

copartnership and housing laws, with comparisons to German town planning systems.

Garden City Movement Up to Date. By Ewart G. Culpin, 1914. Published by Garden Cities and Town Planning Association, 3 Gray's Inn Place, W. C., London, England. 1s net.

An annual detailed review showing finances, development and progress, illustrated with plans and photographs of the buildings, of all the garden cities of England and other countries.

The Modern City and Its Problems. By Frederic C. Howe. Scribner's, 1915. \$1.50 net.

The most complete, concise, up to date and valuable statement of the whole subject, containing valuable summaries of city planning and housing progress in America and in Europe.

CITY PLANNING LEGISLATION.

Carrying Out the City Plan. By Flavel Shurtleff and Frederick Law Olmsted. Published by Survey Associates, 105 East 22nd St., New York City. 60 pages. Postpaid, \$2.

A practical legal discussion of the ownership of land, use of the police power, and other matters necessary to city planning and housing.

Report of the Heights of Buildings Commission, New York City, 1913 (President of the Board of Aldermen). 295 pages, illustrated.

The most important report yet issued on zones and districting, limitation of heights of buildings and why it pays to do so. The report includes German and other European zone building regulations and statements by the foremost architects, engineers, real estate experts and investors of the country.

Model Tenement House Law. By Lawrence Vieller. 130 pages. National Housing Association, 105 East 22nd St., New York City. Postpaid, \$1.25.

A model for restrictive legislation of tenements and congested city districts. This book is the basis for the best housing law in this country.

A Model Housing Law. By Lawrence Veiller. 352 pages, 80 diagrams. Published by the National Housing Association. Postpaid, \$2.

This is a practical general housing code for smaller cities and forms a working basis for drafting such restrictive legislation.

Summary of Housing Laws in the United States and Canada. Minneapolis Civic and Commercial Association, 1914. 75 cents net.

This is a careful and interesting summary of housing laws both city and State, compared in detail with the model law of Lawrence Veiller.

IMPORTANT CITY PLANNING REPORTS.

Suggested Plan of Procedure, by E. P. Goodrich and George B. Ford to the City Planning Commission of Jersey City, N. J., 1913.

A most complete outline of what city planning commissions should do and what they can expect from expert advice.

Massachusetts Homestead Commission. First annual report 1913, State House, Boston. 336 pages.

The most constructive report on housing and town planning yet issued. Besides practical applications of city planning in Massachusetts it contains valuable statistics, tables and data from every country in the world collected through the U. S. State Dept., showing city planning, taxation, rural credits, building schemes in Europe, Australia, etc.

Better Housing in California. By L. P. Hobart and C. H. Cheney. Report to the Immigration and Housing Commission of California, Underwood Building, San Francisco.

Outline for constructive housing and city planning in this State. (To be published summer, 1915.)

Preliminary Report to City Plan Commission. Bridgeport, Conn. By John Nolen, January, 1915.

A recent brief report containing very valuable maps and diagrams.

Report of the Transit Commissioner. Philadelphia, 1913. 2 vols.

A most exhaustive report with several hundred careful plans and diagrams,

traffic counts, fare zones, etc., of the principal cities of the country.

Housing of the Working Classes, 1855-1912. London County Council. 1913. By Parcel Post, 30c. 168 pages. Illustrated.

This small volume with its ample illustrations gives a comprehensive idea of how municipal housing has been done in London on a large scale.

Report of the Housing Committee City of Liverpool for 1912 and 1913. 2 vol. Illus. Showing municipal housing for artisans and laborers, and insanitary property condemned and demolished.

One Million People in Small Houses. By Helen L. Parrish, Philadelphia. National Housing Association, 105 East 22nd Street, New York City. 5c.

Development and Present Status of City Planning in New York City—1914. Bd. of Estimate and Apportionment, Municipal Building, New York City. 76 pages, illustrated.

A concise summary of the most practical city planning work now being done in this country.

Classified Selected List of References on City Planning, by Theodora Kimball, Librarian of the School of Landscape Architecture at Harvard University. Boston, National Conference on City Planning. 1915. 48 pages. Paper. Price, 50 cents.

The list consists of about one thousand references on City Planning, selected from many times that number with a particular view to their professional value to those engaged in problems of City Planning.

PERIODICALS.

The Town Planning Review. Quarterly. The University Press, Liverpool. \$2.50 per annum. A journal of international importance.

The American City. Monthly, \$2 per year, 87 Nassau Street, New York City.

A monthly review of municipal problems and civic betterment.

Landscape Architecture. Lay, Hubbard and Wheelwright, New York, 1910 to date. Quarterly. (Includes articles on various phases of city planning and park development.) \$2 per year.

Garden Cities and Town Planning. Monthly. Published by Garden Cities

and Town Planning Association. 3 Gray's-Inn Place, London, W. C. 75c per annum.

The Survey. Weekly journal of social, civic and industrial advance. Survey Associates, Inc., 125 E. 22nd Street, New York City. \$3 per year.

Conservation of Life. Published monthly by Commission of Conservation, Ottawa, Canada. January, 1915, special number on Housing and Town Planning.

Housing Betterment. Published monthly by National Housing Association. 105 E. 22nd Street, New York City. \$5 per year including membership and annual proceedings.

The City Plan. Quarterly. Published by the National City Planning Conference, 19 Congress Street, Boston, Mass. \$1.00 per year.

Contains most valuable papers by national authorities.

NOTE.—Most of the books and reports in the above list can be obtained from the American City Bureau, 87 Nassau Street, New York City.

See also "List of Recent City Planning Reports," American City Bureau, 15c, and other pamphlets published by this Bureau.



Traffic congestion at the freight sheds, common in many California cities. These teams must wait hours for lack of wide traffic arteries and approaches. With the overhead cost of haul one of the biggest factors in modern industrial development, cities are beginning seriously to plan relief.

MEMBERSHIP

IN THE CALIFORNIA CONFERENCE ON CITY PLANNING

Annual at \$3.00 a year. Sustaining at \$10.00 per year. Organization, open to plan commissions, chambers of commerce, etc., at \$10.00 a year.

Besides the peculiar privileges at each annual Conference, the members will receive without charge all publications prepared by the Conference.

For Bulletins and further information, address the Secretary of the California Conference on City Planning, Crocker Building, San Francisco.

The
**SECOND CALIFORNIA CONFERENCE
ON CITY PLANNING**

*Will be
Held in* **OAKLAND**

September 6th to 10th, 1915

(in conjunction with the League of California Municipalities Convention)

PRELIMINARY PROGRAM

MONDAY, SEPTEMBER 6th

FIRST SESSION—President's Address—Report on Progress of City Planning in California, illustrated by lantern slides.

TUESDAY, SEPTEMBER 7th

SECOND SESSION—Report of the City Planning Commissions of California, by the President of each. It is hoped to have an address by Governor Johnson on the new law for the creation of City Planning Commissions.

THIRD SESSION—"The Waste in Overwide Street Pavements"—Streets and Street Plans—Address and Discussion.

WEDNESDAY, SEPTEMBER 8th

FOURTH SESSION—"Better Housing by Preventive City Planning rather than by Restrictive Laws."—Address by a member of the Commission of Immigration and Housing of California. Discussion.

"The Relation of Bad Housing to Disease, Crime, Delinquency and Fire Hazard." Discussion.

FIFTH SESSION—"The Best Methods of Land Subdivision—Do the Conclusions of the National Conference Apply in California?" Address and Discussion.

ANNUAL DINNER—Addresses and discussion by members of the General Advisory Committee.

THURSDAY, SEPTEMBER 9th

STATE HOLIDAY

Celebration of California's Admission to the Union at the Panama-Pacific Exposition in San Francisco.

FRIDAY, SEPTEMBER 10th

FINAL SESSION—"Municipal Architecture and City Planning."—Report of the Committee appointed at the last session by Louis C. Mullgardt, architect.

Election of officers.

Speakers of National and State importance have been asked to lead these discussions and a very interesting Conference is assured. The final program will be announced early in August. For further information or suggestions, address the Secretary of the California Conference on City Planning, Crocker Building, San Francisco.

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